

204 N. Piney Arch, Greenville, S.C.

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 15 3 10 PM '80  
DONNIE S. TANKERSLEY  
R. M. HOFF

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

PRUE B. HOFF and NELL M. HUFF

(hereinafter referred to as Mortgagor) is well and truly indebted unto AGNES C. PITTS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of SIXTY-SEVEN THOUSAND FIVE HUNDRED and NO/100-----

----- Dollars (\$ 67,500.00 ) due and payable

in ten (10) annual installments, beginning September 1, 1981

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of eight(8) per centum per annum, to be paid: annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

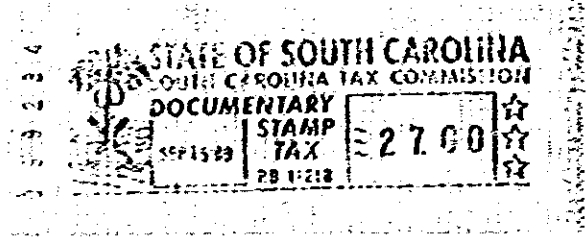
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, designated as Tract No. 3 on plat of property of W. C. Lindley, deceased, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin, corner of tracts No. 1 and No. 2 on the Augusta Road, and running thence with line of tract No. 2 N. 60-45 E. 800 feet to an iron pin; thence N. 20.30 E. 825 feet to an iron pin; thence S. 77.30 E. 563 feet to an iron pin; thence N. 15.12 E. 696.5 feet to an iron pin; corner of tract No. 4; thence N. 77 W. 1320 feet to an iron pin; thence S. 59 W. 531 feet to an iron pin, corner of tract No. 1; thence S. 29 E. 625 feet to an iron pin; thence S. 64.15 W. 822 feet to an iron pin in Augusta Road; thence with said road S. 27.30 E. 949 feet to the beginning corner, containing forty-eight and 60/100 (48-60/100) acres, more or less.

This being the same property conveyed to the Mortgagors herein by deed of Agnes C. Pitts of even date, to be recorded herewith.

The Mortgagors herein may not prepay this Mortgage in whole or in part prior to September 1, 1985.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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